

any timber or wood-work, in reference to the fixing thereof to or against any wall containing flues or against any chimney breast or chimney-jamb. If timber or wood-work be affixed to the front of any jamb or mantle, or to the front or back of any chimney or flue, then it must be fixed by iron nails or bolts, or other iron fastenings, which must not be or be driven nearer than four inches to the inside of any flue or to the opening of any chimney, and such timber or wood-work must not be nearer than six inches to the opening of any chimney. And no timber must be laid or placed within three inches of the face, or breast, back, side, or jamb of any flue, or of any chimney-opening, where the substance of brick-work or stone-work shall be less than eight and a half inches thick, nor must any flooring-board, batten, ground-siding, or other lining or lining of wood, nor any wood staircase, nor any thing else of wood, be fixed or placed against or near to the face, or breast, back, side, or jamb of any flue, fireplace, or chimney-opening, unless and until the brick or stone work constituting the same shall have been thoroughly and efficiently rendered or parge-plastered with proper mortar or stucco, and such rendering must be in every case in addition to four inches at least of solid fire-proof structure.

Slabs and Hearths.—And a slab or slabs of brick, tile, stone, slate, marble, or other proper and sufficient substance, at least twelve inches longer than the opening of every chimney when finished, and at least eighteen inches in front of the arch over the same, must be laid before the opening of every chimney. And in every floor, except the lowest floor, such slab or slabs must be laid wholly upon stone or iron hearers, or upon brick trimmers; but in the lowest floor they may be laid on a brick fender, or bedded on the solid ground. And the hearth of every chimney must be laid and bedded wholly on brick or stone, or other incombustible substance, which must be solid for a thickness of six inches, at the least, beneath the surface of any such hearth.

Backs.—And as to the back of every chimney-opening of every building (except backs of chimneys to the lowest story of buildings of the fourth rate), every such back, to the lowest story, must be at least thirteen inches thick from the hearth to the height of twelve inches above the mantle, and in every other story at the least eight and a half inches thick up to the same relative height. And as to the backs of chimney openings in the lowest story of buildings of the fourth rate, such backs must be at the least eight and a half inches thick to the height of twelve inches at the least above the level of the mantle: provided always, that if the chimney be built in any wall, not being a party-wall, then the back of every such chimney-opening may be four and a half inches less than the several thicknesses above described.

Chimney Openings, Back to Back.—And as to backs of all such chimney-openings, if two chimneys be built back to back, then the thickness between the same must be at the least of the thickness hereinbefore described for the back of one chimney-opening.

Angles of Flues.—And as to all flues, in reference to the angles thereof, if any flue be built with sufficient opening in it of not less size than nine inches square, and proper close iron doors and frames inserted in such openings, so that every part of such flue may be swept by machinery, then every angle in such flue may be of any degree. But if it be not so built then every such angle must be one hundred and thirty-five degrees at the least. And every sally or projecting angle within a flue must be rounded off four inches at the least, and protected by a roundel plate of iron bar.

Close Fires.—And as to every oven, furnace, boiler, or close fire used for the purpose of trade or manufacture, it must be six inches at the least distant from any party-wall, and must not be upon or within a distance of eighteen inches of any timber or wood-work. And the floor on or above which such oven, furnace, boiler, or close fire shall be built or fixed must be formed and paved under, and for a distance of two feet all round the same, with stone, brick, tile, or slate, at the least two inches thick, or other proper incombustible and non-conducting materials.

Chimney-shafts.—And as to chimney-shafts or flues. Every chimney-shaft or flue hereafter built, raised, or repaired must be carried up to brick or stone-work all round, at least four inches thick, to a height of not less than three feet above the highest part of such portion of the roof, flat, or gutter adjoining thereto, measured at the point of junction. And as to any chimney-shaft (except that of a steam-engine, brewery, distillery, or manufactory), the brick or stone-work of such shaft or flue must not be built higher than eight feet above the slope, flat, or gutter of the roof which it adjoins, measured from the highest point of junction, unless such chimney-shaft be built of increased thickness, or be built with and bonded to another chimney-shaft, or be otherwise rendered secure. And as to the chimney-shaft for the boiler furnaces of any steam-engine, or for any brewery, distillery, or manufactory, such shaft may be erected of any height, so that it be built in such manner and of such strength and dimensions as shall be satisfactory to the official referees, upon special application in each case.

Chimney-pots, Tubes, &c.—And also earthen or metal chimney-pots, tubes, funnels, or bowls of any description whatsoever, if such pot, tube, funnel, or bowl be higher than four feet above the brick or stone-work of the flue on which the same shall be placed, then it must be fixed two feet at the least into the brick or stone-work of the flue on which it shall be placed.

Smoke Pipes.—And as to any metal or other pipe or funnel for conveying smoke, heated air, or steam, in reference to the position thereof, such pipe or funnel must not be fixed against or in front of any face of any building in any street or alley, nor on the inside of any building nearer than fourteen inches to any timber or other combustible material.

Cuttings into Chimneys.—And as to every chimney-shaft, jamb, breast, or flue already built, or which shall

be hereafter built, in reference to cutting the same, no such erection shall be cut into for any other purpose than the repair thereof, or for the formation of soot-doors, or for letting in, removing, or altering store-pipes or smoke-jacks, except as directed for building an external wall against an old solid party-wall.

SCHEDULE (G).—(See § 3.)—Rules concerning Roof Coverings.

Materials.—With regard to roof coverings, in reference to the materials thereof, if the external parts of any roof, flat or gutter, of any building, or of any projection therefrom, and of any turret, dormer, lantern-light, and other erection on the roof or flat of any building, be hereafter built or rebuilt, stripped, ripped, or uncovered, then every such part (except the door-frames and doors, window-frames and sashes of such turrets, dormers, lantern-lights, or other erections), must be covered with slates, tiles, metal, glass, artificial stone, or cement, and such excepted parts may be made of such wood as shall be necessary.

Rain Water Pipes.—And with regard to the roof, flat and gutter, of any building, and of any projection therefrom, and also balconies, verandahs, and shop fronts, they must be so arranged and constructed, and so supplied with gutters and pipes, as to prevent the water therefrom dropping on to or running over any public way.

SCHEDULE (H).—(See § 5.)—Rules concerning Drains to Buildings hereafter built.

Drains into Sewers.—With regard to the drains of buildings of any class, and of every addition thereto, before the several walls of any such building shall have been built to the height of ten feet from their foundations, the drains thereof must have been properly built and made good (that is to say), if there be within one hundred feet from any front of the building, or from the enclosure about the building, a common sewer into which it is lawful and practicable to drain, then into such common sewer; and if there be not in such situation and within such distance any such common sewer, then to the next outlet that can be obtained, so as to render in either case such drains available for the drainage of the lowest floor of such building, or addition thereto, and also of the areas, water-closets, privies, and offices (if any). And the inside of the main drains under and from every building for carrying off soil must be in a transverse section at the least equal to a circular area of at least six inches in diameter. And every such drain must be laid to a fall or current of at the least half an inch to two feet, and so as that the whole of every such drain within the walls of such building shall be wholly covered over under the lowest floor, and independently thereof. And every such drain within the walls of such building must be built and covered over with brick, stone, or slate, and so as to render the drain air-tight. And every part of such drain inside and outside the walls of every building must be built of brick, tile, stone, or slate, set in mortar or cement.

Cesspools and Privies.—And with regard to cesspools and privies: If there be a common sewer within fifty feet from any front of or from the enclosure about any house or other building, then a cesspool must not be made for the reception of drainage from such house or other building, unless there be, or shall be built, a good and sufficient drain from such cesspool to such common sewer. And if any cesspool be built under a house or other building, then such cesspool must be built air-tight. And every privy built in the yard or area of any building, or under any street or alley, must have a door, and be otherwise properly enclosed, screened, and fenced from public view.

SCHEDULE (I).—(See § 5 & 52.)—Rules concerning Streets and Alleys hereafter formed.

Width.—With regard to every such street or alley hereafter to be formed, in reference to the width thereof: Every street or alley must be of at the least, the following width from front to front, in every part thereof respectively; that is to say, every street (excepting any narrow) must be of the width of forty feet at the least; but if the buildings fronting any street be more than forty feet high from the level of the street, then such street must be of a width equal at the least to the height of the buildings above such level; every alley and every mew must be of the width of

twenty feet at the least, but if the buildings fronting any alley, or to any mew, be more than twenty feet high from the level of the alley or mew, then such alley or mew must be of a width equal at the least to the height of the buildings above such level.

Entrances to Alleys.—And with regard to every such alley in reference to the entrance thereof: Every alley must have two entrances thereto, each being at the least of the full width of the alley, and one of the two at the least open from the ground upwards.

Measurement of Width.—And with regard both to such streets and alleys, the aforesaid width is to be ascertained by measuring (at right angles to the course thereof) from front to front of the buildings on each side of such street or alley.

SCHEDULE (K).—(See § 5 & 52.)—Rules concerning dwelling-houses hereafter built or rebuilt, with regard to back-yards and areas, and rooms underground, and in the roof.

Back-yards.—With regard to back-yards or open spaces attached to dwelling houses: Every house hereafter built or rebuilt must have an inclosed back-yard or open space of at the least one square, exclusive of any building thereon, unless all the rooms of such house can be lighted and ventilated from the street; or from an area of the extent of at the least three-quarters of a square above the level of the second story, into which the owner of the house to be rebuilt is entitled to open windows for every room adjoining thereto. And if any house already built be hereafter rebuilt, then, unless all the rooms of such house can be lighted and ventilated from the street, or from an area of the extent of at the least three-quarters of a square, into which the owner of the house to be rebuilt is entitled to open windows for every room adjoining thereto, there must be above the level of the floor of the third story an open space of at least three-quarters of a square. And with regard to every building of the first class, every such building must be built with some roadway, either to it, or to the enclosure about it, of such width as will admit to one of its fronts of the access of a scavenger's cart of the ordinary size of such carts.

Lowermost Rooms.—And with regard to the lowermost rooms of houses, being rooms of which the surface of the floor is more than three feet below the surface of the footway of the nearest street or alley, and to cellars of buildings hereafter to be built or rebuilt: If any such room or cellar be used or intended to be used as a separate dwelling, then the floor thereof must not be below the surface or level of the ground immediately adjoining thereto, unless it have an area, fire-place, and window as required for rooms and cellars of existing buildings let separately and used as a separate dwelling, and unless it be properly drained. And with regard to every such lowermost room or cellar in any existing building used or intended to be used as a separate dwelling; there must be an area not less than three feet wide in every part, from six inches below the floor of such room or cellar to the surface or level of the ground adjoining to the front, back, or external side thereof, and extending the full length of such side. And such area, to the extent of at least five feet long and two feet six inches wide, must be in front of the window of such room or cellar, and must be open, or covered only with open iron gratings. And there must be made for every such room or cellar an open fire-place, with proper flue therefrom. And there must be a window-opening of at least one superficial foot in area, which window-opening must be fitted with a frame filled with glass or sashes, of which at the least four and a half superficial feet must be made to open for ventilation.

Attic Rooms.—And with regard to rooms in the roof of any building hereafter built or rebuilt, in reference to the number of floors of rooms in the roof, and to the height of such rooms;—there must not be more than one floor of such rooms, and such rooms must not be of a less height than seven feet, except the sloping part, if any, of such roof, which sloping part must not begin at less than three feet six inches above the floor, nor extend more than three feet six inches on the ceiling of such room.

Rooms in other Parts.—And with regard to rooms in other parts of the building, in reference to the height thereof, every room used or intended to be used as a separate dwelling must be of at the least the height of seven feet from the floor to the ceiling.

SCHEDULE L.—List of Fees payable to the Surveyors under this Act.

Fees for New Buildings.—For any building erected on old or new foundations, as follows:—

	Dwelling-House Class.	Warehouse Class.	Public Buildings Class.
If the building be of the 1st rate.....	£ 10 0	£ 10 0	£ 10 0
Ditto extra 1st ditto.....	£ 3 0	—	£ 3 0
Ditto 2nd ditto.....	£ 3 0	£ 3 0	£ 3 0
Ditto 3rd ditto.....	£ 10 0	£ 10 0	£ 10 0
If the building be of the 4th rate, and contain more than two stories.....	£ 2 0	£ 2 0	£ 2 0
If the building be of the 4th rate, and do not contain more than two stories.....	£ 1 0	£ 1 0	£ 1 0
And with regard to buildings of the warehouse class, a further fee to be paid in respect of any additional 200,000 cubic feet, or portion of 200,000 cubic feet, in any such building, beyond the first 200,000 cubic feet.....	£ 1 0	£ 1 0	£ 1 0
And for inspecting and reporting to the official referees (a. 54) on party-walls and intermediate buildings:—			
If the building be of the 1st rate.....	£ 10 0	£ 10 0	£ 10 0
Ditto extra 1st ditto.....	£ 3 0	—	£ 3 0
Ditto 2nd ditto.....	£ 3 0	£ 3 0	£ 3 0
Ditto 3rd ditto.....	£ 10 0	£ 10 0	£ 10 0
If the building be of the 4th rate, and contain more than two stories.....	£ 3 0	£ 3 0	£ 3 0
If the building be of the 4th rate, and do not contain more than two stories.....	£ 1 0	£ 1 0	£ 1 0
For every isolated building.....	£ 1 0	£ 1 0	£ 1 0
For every detached building built for the purposes of trade or collection of toll.....	£ 2 0	£ 2 0	£ 2 0

For every attached or detached building, distinctly rated (except any such attached or detached building built at the same time as the building to which it belongs, and carried up and covered in within twenty-one days after

such building shall have been covered in within the meaning of this Act), such fee as is hereby imposed in respect of additions to or alterations of buildings of the rate to which such attached or detached buildings shall belong.